



# **Regina Planning Commission**

**Tuesday, March 17, 2026  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Regina Planning Commission  
Tuesday, March 17, 2026**

**Minutes Approval**

Minutes of the meeting held February 24, 2026

**Administrative Reports**

RPC26-4      Official Community Plan & Zoning Bylaw Amendments – 4025 Parliament Avenue

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
  - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
  - b. Amending Zoning Map 2484(A) accordingly.
2. Amend Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by deleting Section 2.4.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve this recommendation at its meeting on March 25, 2026.

**Adjournment**

AT REGINA, SASKATCHEWAN, TUESDAY, FEBRUARY 24, 2026

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Shobna Radons, in the Chair  
John Aston  
Jordan Gasior  
Fred Hill  
Nicole Kell  
Sharon Markesteyn  
Maynard Sonntag  
Councillor Dan Rashovich  
Councillor George Tsiklis

Regrets: Leah Morrigan  
Kathleen Wilson

Also in Attendance: Council Officer, Jennifer Gentile  
Senior Legal Counsel, Cheryl Willoughby  
Deputy City Manager, City Planning & Community Services, Deborah Bryden  
Director, Planning & Development Services, Autumn Dawson  
Director, Recreation & Cultural Services, Diana Burton  
Manager, City Planning, Ben Mario  
Manager, Planning & Partnerships, Janine Daradich  
Senior Engineer, Chad Bosgoed  
City Planner II, Zoey Drimmie  
City Planner I, Tyson Selinger

APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

The Secretary called the meeting to order and, following nomination procedures for the position of Chairperson, Councillor Shobna Radons was declared Chairperson of the Regina Planning Commission for 2026.

(Councillor Shobna Radons assumed the Chair.)

Following nomination procedures for the position of Vice-Chairperson, John Aston was declared Vice-Chairperson of the Regina Planning Commission for 2026.

APPROVAL OF AGENDA

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the List of Delegations.**

ADOPTION OF MINUTES

**Maynard Sonntag moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 13, 2025, be adopted, as circulated.**

ADMINISTRATIVE REPORTS

RPC26-1 Zoning Bylaw Amendment – 1400 N Courtney Street

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**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
  - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
  - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

Daniel Briscoe, representing Troika Management Corporation, Kelowna, B.C., addressed the Commission.

**John Aston moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commissioner Aston
<b>IN FAVOUR:</b>	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
  - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
  - b. Amending Zoning Map 3486(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

Cathy Lawrence, representing Terra Developments, Regina, SK, addressed the Commission.

**Maynard Sonntag moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commissioner Sonntag
<b>IN FAVOUR:</b>	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve Coopertown parcel MR1 to be named Thimbleberry Park.
2. Approve this recommendation at its meeting on March 11, 2026.

Diana Hawryluk, representing Dream, Regina, SK, addressed the Commission.

**Jordan Gasior moved, AND IT WAS RESOLVED, that the Commission waive its mandatory 15 minute recess.**

**Jordan Gasior moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [9 to 0]
<b>MOVER:</b>	Commissioner Gasior
<b>IN FAVOUR:</b>	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

ADJOURNMENT

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:41 p.m.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary



## Official Community Plan & Zoning Bylaw Amendments – 4025 Parliament Avenue

<b>Date</b>	March 17, 2026
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC26-4

### RECOMMENDATION

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The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
  - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
  - b. Amending Zoning Map 2484(A) accordingly.
2. Amend Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by deleting Section 2.4.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve this recommendation at its meeting on March 25, 2026.

### ISSUE

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This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw)

by rezoning the property located at 4025 Parliament Avenue (Subject Property), as shown on Appendices A-1 – Location and A-2 – Zoning (Existing & Proposed), from PS – Public Service Zone to MH – Mixed High-Rise Zone to accommodate commercial development. An amendment to *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), to facilitate the rezoning, is also included in this report.

## **IMPACTS**

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### **Policy Impact**

The proposed rezoning supports key OCP objectives relating to “complete neighbourhoods” by enabling opportunities for neighbourhood amenities and services, and efficient, sustainable servicing, by maximizing the use of existing infrastructure (infill and intensification).

### **Strategic Priority Impact**

The proposed rezoning supports the City of Regina’s (City) Strategic Priorities relating to *Livability* and *Prosperity* by enabling additional opportunities for amenities, services and employment in an existing neighbourhood.

### **Environmental Impact**

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP and *Energy & Sustainability Framework*.

New development results in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated development. These impacts are partially offset through investment towards alternate modes of transportation (active and transit). Further measures include energy efficient construction, which is partly achieved through requirements of the National Building Code, as well as various incentive and subsidization programs.

### **Indigenous Impact**

The proposed rezoning supports key objectives of *kâ-nâsihcikêwin* (Indigenous Framework) relating to *wihci-atoskêwin askîhk* (WEE-chey-ah-toe-skay-win ahs-keek) – *living together on the land, in harmony* – by supporting “complete neighbourhoods”, livability and prosperity.

There are no financial, legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

## **OTHER OPTIONS**

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### **OPTION 1 – Approve the application to amend the OCP and Zoning Bylaw – RECOMMENDED**

**Advantage:** Rezoning the Subject Property advances key City policy and strategic priority objectives relating to “complete neighbourhoods”, livability and prosperity, and will allow the Subject Property to transition from an underutilized asset to an activated site and revenue generator through property tax.

**Consideration:** The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the OCP and Zoning Bylaw – NOT RECOMMENDED

Advantage: Maintains the Subject Property as City land asset for potential civic uses.

Consideration: In addition to considerations in Option 3 above, the OCP – Part B; Section 2.4 supports commercial zoning and development at the Subject Property location.

## **COMMUNICATIONS & ENGAGEMENT**

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Public and stakeholder engagement is summarized in Appendix B – Public Feedback.

Administration met with the Albert Park Community Association to go over the application. They have indicated that they support the proposed rezoning; however, they have identified parking as an issue, as noted below.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

## **DISCUSSION**

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### **Overview**

The City (Applicant & Landowner) is applying to amend the Zoning Bylaw by rezoning the Subject Property from PS – Public Service Zone to MH – Mixed High-Rise Zone. The intent of the MH zone is to support a variety of “medium intensity development along non-local streets, key transportation corridors, near transit stops”.

The Subject Property, located in the Albert Park Neighbourhood:

- Fronts Parliament Avenue, which is an arterial roadway with transit service.
- Is vacant land contiguous to the Rawlinson Crescent Park; however, it is not part of the park.
- Is surrounded by City-owned park and open space on all sides, with the exception of an *Assembly, Religious* land use, which flanks part of the south-west boundary.

The City is currently reviewing options for a cricket facility, among other amenities, which is intended to be located within the adjacent Rawlinson Crescent Park. This project (“Rawlinson Crescent Park Renewal Project”) constitutes a separate undertaking and does not form part of this application. This application and report pertain to a proposed rezoning only as no development proposals are currently being reviewed.

### **Assessment**

Per the OCP – Part A; Section E, Policy 14.40, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

OCP – Part B; Section 2.4, specific to the Lakeview and Albert Park Neighbourhoods, supports commercial zoning and development within the westerly portion of the Subject Property and “open space” within a portion adjacent to the Parliament Avenue – Queen Street intersection. (Appendix D – OCP Part B Policy). It is recommended that the MH Zone be applied to the entirety of the Subject Property, as the lands identified as open space are not required for recreational purposes. The City did not receive any public opposition to the proposed OCP amendment.

Should City Council support the recommended rezoning, it is also recommended that the OCP be amended by deleting Section 2.4 (Lakeview and Albert Park Neighbourhood policy) from Part B, as this policy is limited to the matter noted above or lands already developed as public open space and zoned appropriately; therefore, will have fulfilled its purpose by guiding development.

The proposed rezoning also supports OCP – Part A “complete neighbourhood” objectives, as it has the potential to accommodate new commercial opportunities within the Albert Park Neighbourhood. Two parcels, adjacent to the Subject Property, are zoned ML – Mixed Low-Rise Zone; therefore, the proposed rezoning will allow for additional commercial opportunities at this location, which is an area within the neighbourhood where commercially zoned land is limited. This neighbourhood commercial hub can serve as an amenity destination for residents and supports existing and future recreational uses.

The proposed rezoning aligns with the OCP – Part A, airport related policy, which applies due to the proximity to the Regina International Airport (RIA). Specifically, the Subject Property is within the “Area 2” policy boundary, which prohibits new residential zoning and new residential buildings on lots with mixed-use zoning. The MH Zone will allow appropriate new commercial development to occur and new residential will not be permitted. The Zoning Bylaw Height Overlay also applies, which prevents buildings from penetrating into the restricted height area. . Building heights will be determined at the development permit stage, in accordance with federal regulations. The Regina Airport Authority was circulated the proposal and noted no concerns, with reference to the above

restrictions.

The proposed rezoning, and future commercial use, is not anticipated to result in land use compatibility issues, as the Subject Property is buffered from residential properties by roadways and open space and contiguous land use consists of non-residential only.

The proposed rezoning, and future commercial uses, is not anticipated to result in transportation issues, as the Subject Property fronts an arterial roadway (Parliament Avenue) with transit service, and this roadway has a direct and immediate connection to an expressway (Lewvan Drive).

Parking has been identified, by several residents and the Albert Park Community Association, as an issue – specifically sport events, associated with the Regina Rugby Park and it's users, which are known to attract high volumes of participants, spectators and associated traffic, which results in adjacent streets experiencing higher than average parking usage and, at times, illegal parking occurring on City-owned land and within the right-of-way along Parliament Avenue. As it relates to rezoning, the concern is that commercial development may exacerbate this issue, which may be even further compounded by the activation of the new cricket facility.

While it is acknowledged that parking can be an issue, due to the reasons identified, the proposed rezoning, and future commercial uses, is not anticipated to increase this:

- Although there is no regulatory requirement that commercial development includes on-site parking, it is expected that future developers will include on-site parking in accordance with typical industry/market standards, as this feature is generally deemed as essential for commercial viability in a suburban context.
- The parking issue is associated with specific programmed sport events that occur only during the regular play season and, generally on weekends. There are other City-owned lands in the vicinity that are suited to expand parking options for users of the park, should resources be dedicated to this purpose.
- The cricket facility will include its own on-site parking, anticipated to be sufficient for park users.

The Subject Property is not a serviced parcel; therefore, it will be the responsibility of the landowner or the developer to connect to City services and to undertake any necessary upgrades.

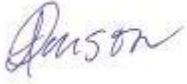
## **DECISION HISTORY & AUTHORITY**

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City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director  
Planning & Development Services

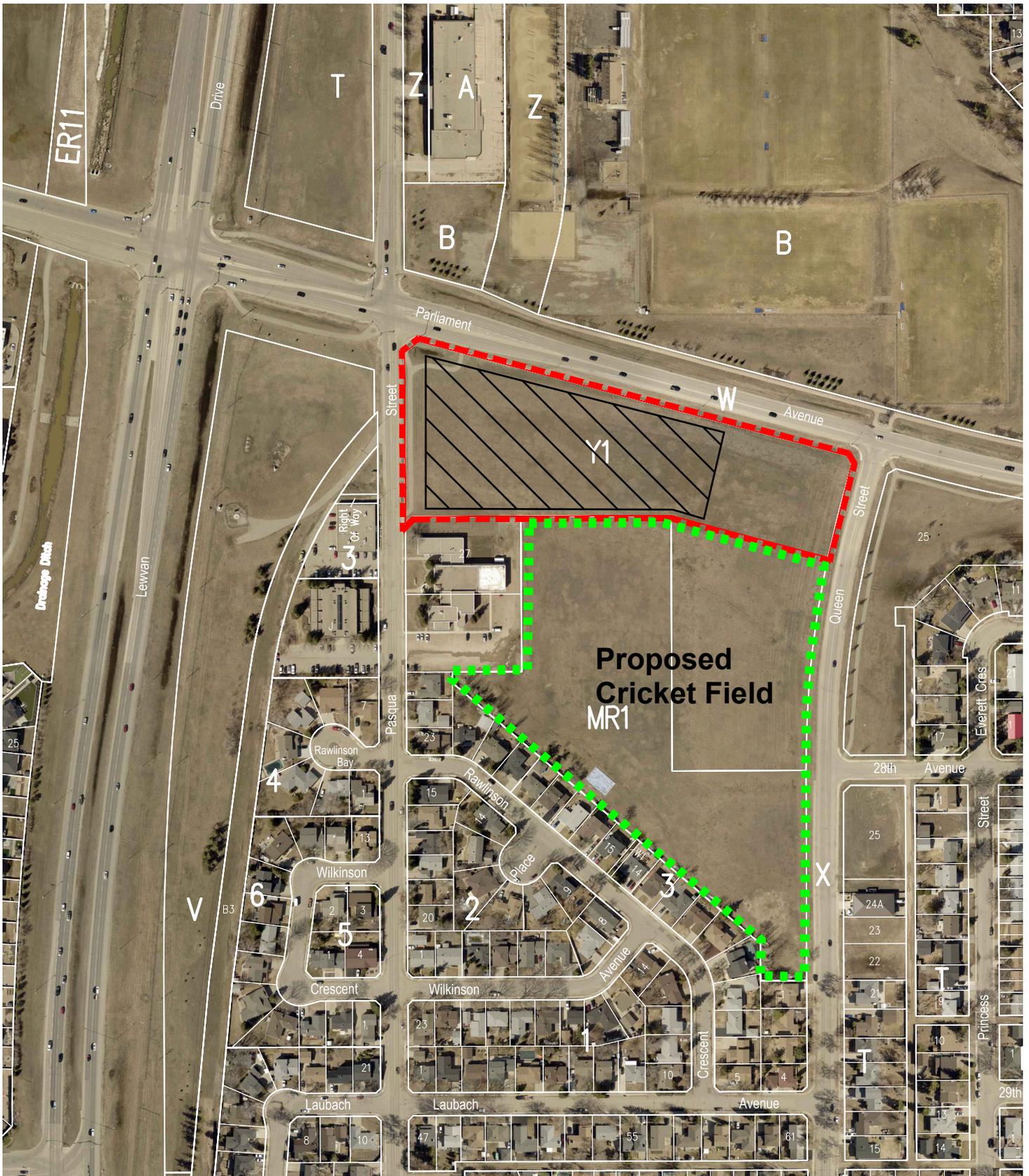


Deborah Bryden, Deputy City Manager  
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

**ATTACHMENTS**

- Appendix A-1 - Location
- Appendix A-2 - Zoning (Existing & Proposed)
- Appendix B - Public Feedback
- Appendix C - Zoning Comparison
- Appendix D - OCP Part B Policy



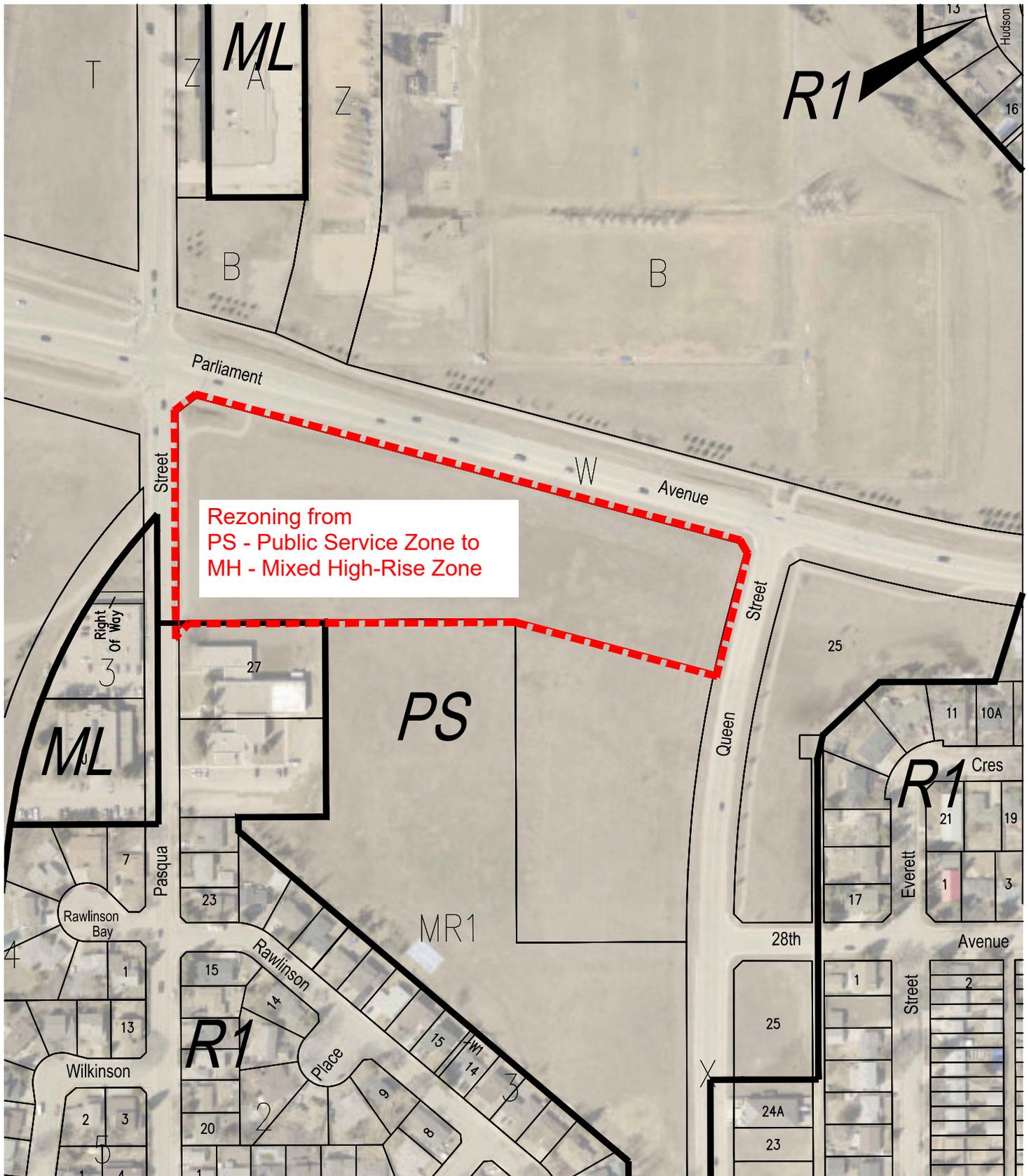
Date of Photography: 2024



Subject Property



Area Identified for Commercial  
(per OCP - Part B; 2.4)



Rezoning from  
PS - Public Service Zone to  
MH - Mixed High-Rise Zone



Subject Property

Date of Photography : 2024



**Community Contact and Feedback Summary**
**Communications**

<b>Public Notice Sign</b> December 11, 2025	<ul style="list-style-type: none"> <li>One Public Notice sign posted at Subject Property</li> </ul>
<b>Public Notice Letter</b> December 10, 2025	<ul style="list-style-type: none"> <li>Mailed (Canada Post) to 46 addresses</li> <li>Customized notification radius</li> </ul>
<b>Website Information</b> December 10, 2025	<ul style="list-style-type: none"> <li>Information Notice posted on the City of Regina website</li> <li>Online comment portal open</li> </ul>

**Comments/ Feedback**

<b>Response</b>	<b>#</b>	<b>Comments</b>
Completely opposed	<b>6</b>	<ul style="list-style-type: none"> <li>Traffic</li> <li>Parking</li> <li>Airport Proximity</li> <li>Eliminates open space</li> <li>Crime</li> </ul>
Accept if different	<b>1</b>	<ul style="list-style-type: none"> <li>More parking required</li> </ul>
Support proposal	<b>2</b>	<ul style="list-style-type: none"> <li>Development of underutilized land</li> </ul>
<b>Total</b>	<b>9</b>	

**City Administration Response**
**1. Issue: Traffic**

**Administration's Response:** The proposal was reviewed in regard to Roadways & Transportation and was identified not to require a Traffic Impact Assessment.

The Subject Property fronts an arterial which is intended to carry major traffic flows.

**2. Issue: Parking**

**Administration's Response:** It is recognized that parking, including a lack of parking and illegal parking, is a concern. Illegal parking can be ticketed.

Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for onsite motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer.

The location of the subject property is accessible by transit and within walking or cycling distance to amenities and services which provide mobility options for residents.

**3. Issue: Airport Proximity**

**Administration's Response:** The Subject Property is located within Airport Area 2, which has no restrictions regarding commercial development.

**4. Issue: Eliminates Open Space**

**Administration's Response:** It is recognized that the Subject Property is adjacent to existing Open Space; however, the property has remained vacant. Per OCP Part B policies, part of the Subject Property has allowed for the potential to develop commercial at this location. The OCP amendment and rezoning respond to this existing policy.

## Comparison of Existing and Proposed Zoning for 4025 Parliament Avenue PS – Public Service Zone vs. MH – Mixed High-Rise Zone

Summary		PS Zone (Existing)	MH Zone (Proposed)
	<b>Intent</b>		Preserve and control areas used or intended to be used by the public for active and passive recreational purposes.
<b>Location</b>			Non-local streets, key transportation corridors, near transit stops, intensification areas.

Land-Use			PS Zone (Existing)	MH Zone (Proposed)
	<b>Dwelling</b>	Dwelling, Unit		Not allowed
Group Care				
<b>Institution</b>	Day Care		Discretionary Use	Permitted Use
	Education		Permitted Use	Permitted Use
<b>Assembly</b>	Recreation		Discretionary Use	Permitted Use: • 3,000 m <sup>2</sup> or less/lot Otherwise, Discretionary
	Religious			
<b>Food &amp; Beverage</b>	Restaurant		Discretionary Use	Permitted Use
	Lounge		Not allowed	Permitted Use: • Less than 500 m <sup>2</sup> /unit • Not next to residential zone Otherwise, Discretionary
<b>Retail Trade</b>	Shop		Not allowed	Permitted Use: • 1000 m <sup>2</sup> or less/unit outside of Urban Corridor, or • 3000 m <sup>2</sup> or less/unit inside Urban Corridor Otherwise, Discretionary
	Fuel Station		Not allowed	Permitted Use: • Above ground pumps/tanks are at least 75 m from residential Discretionary Use: Above-ground pumps/tanks are less than 75 m from residential
<b>Service Trade</b>	Personal		Discretionary Use	Permitted Use
	Wash – Light		Not allowed	Discretionary Use
<b>Transport</b>	Parking Lot		Not allowed	Discretionary Use
<b>Office</b>			Not allowed	Permitted Use: • 1000m <sup>2</sup> or less/unit, or • Conforms with OCP Discretionary Use: • 1000m <sup>2</sup> or greater/unit, or • Conforms with OCP

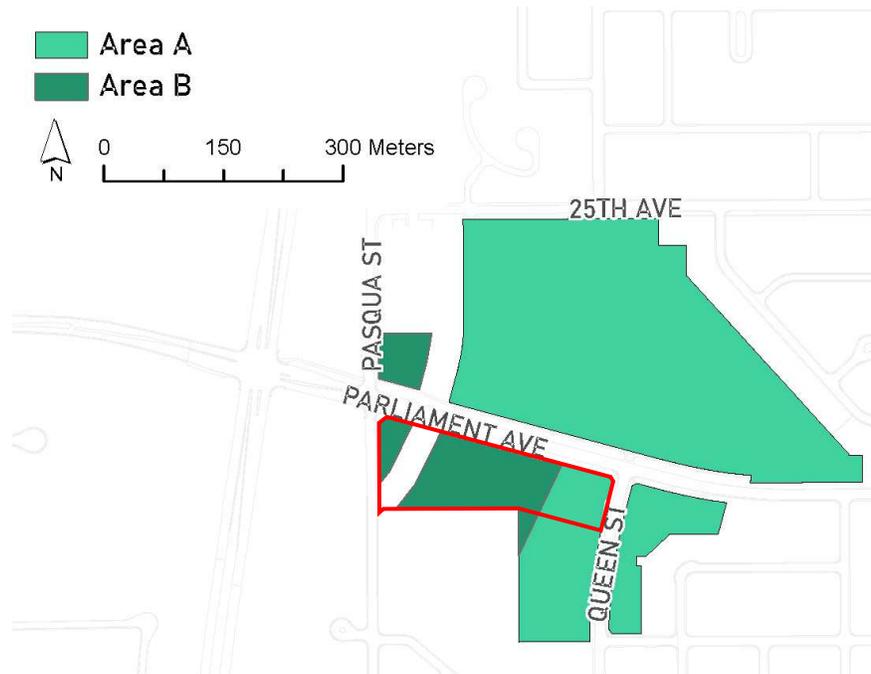
The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

Standards			PS Zone (Existing)	MH Zone (Proposed)
	<b>Max Units/Lot</b>		N/A	No max
	<b>Max Height</b>		Less than 15 m (permitted); Greater than 15 m to maximum of 30 m (discretionary)	20 m, or less per Airport Height restrictions.
<b>Front Setbacks</b>		4.5 m	Nil (active wall) – 3 m (8.5 m height)	

## 2.4 Lakeview/Albert Park Neighbourhood

### 1. Land Use Guidelines

- a) Area A) (Figure 2.4.1) Open Space.
- buffer passive park areas (Hudson Park and Rawlinson Crescent Park) via landscaping from athletic fields and Area B.
  - maintain linkage between park areas by ensuring common frontage on both sides of Parliament Avenue.



**Figure 2.4.1 – Lakeview/Albert Park Policy Areas**

- b) Area B) (Figure 2.4.1) Low to medium-intensity commercial.
- access to be determined as per City standards.
  - minimum building setback, 120m from back of lots on Rawlinson Crescent.

 Subject Property